



UNION COUNTY IMPROVEMENT AUTHORITY

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(732) 382-9400 (732) 382-5862 fax

Resolution No. 33-2020

Date: May 6, 2020

RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING PAYMENT FOR A PARKING ANALYSIS STUDY OF THE PARK MADISON GARAGE

APPROVED AS TO FORM:
Lisa M. da Silva, RMC
Clerk of the Authority

APPROVED AS TO SUFFICIENCY OF FUNDS
☒ YES [] NO [] NONE REQUIRED
UNION COUNTY IMPROVEMENT AUTHORITY

	PRESENT	ABSENT	AYE	NAY	ABSTAIN	MOTION	SECOND
<i>Barnett</i>	✓		✓				✓
<i>Hockaday</i>	✓				✓		
<i>Kolibas</i>	✓		✓				
<i>Marshall</i>		✓					
<i>Mojica, Secretary</i>	✓		✓				
<i>Salerno, Treasurer</i>	✓		✓				
<i>Huff, Vice Chairman</i>	✓		✓			✓	
<i>D'Elia, Chairman</i>	✓		✓				
<i>Vacancy</i>							

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING PAYMENT FOR A PARKING ANALYSIS STUDY OF THE PARK
MADISON GARAGE**

WHEREAS, the Union County Improvement Authority (the "Authority") was created by the Board of Chosen Freeholders of the County of Union as a public body corporate and politic of the State of New Jersey pursuant to the County Improvement Authorities Law, N.J.S.A. 40:37A-44 et seq. (the "Act"); and

WHEREAS, pursuant to N.J.S.A. 40:37A-55(t) of the Act, the Authority is empowered to enter into any and all agreements or contracts, execute any and all instruments, and do and perform any and all acts necessary, convenient or desirable for the purposes of the Authority, subject to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. (LPCL); and

WHEREAS, the Authority is the owner of the Park Madison Administration Building and Garage (for the purposes herein, the "Garage") located at 200 West Second Street in the City of Plainfield (the "City"); and

WHEREAS, Moon Builder, LLC (the "Redeveloper") has proposed the development of a mixed- used development comprised of residential units, commercial space, on-site parking and other amenities (the "Project"), which will be situated in the TODD West Redevelopment Area and in the vicinity of the Garage; and

WHEREAS, in addition to the Project's on-site parking, the Redeveloper has indicated that it has a need for off-site parking to accommodate the needs of the residential units to ensure the feasibility and viability of the Project; and

WHEREAS, the Redeveloper has requested the dedication and use of 230-240 parking spaces in the Garage during the evening hours pursuant to the execution of an agreed upon shared parking agreement; and

WHEREAS, the Authority desired to obtain the professional services of a parking consultant to conduct a parking study of the Garage to determine the viability of a shared parking arrangement with the Redeveloper; and

WHEREAS, such professional services are an exception to the public bidding requirements of the LPCL, and the Authority has a need to acquire these services pursuant to a non-fair and open process in accordance with the provisions of N.J.S.A. 19:44A-20.4; and

WHEREAS, the Authority obtained a parking study proposal from TimHaahs and

Associates, Inc. (the "Parking Consultant") under which Parking Consultant proposes to conduct a "Shared Parking Analysis" and a "Parking Operations Analysis" (the "Parking Study") of the Garage, appended hereto as Attachment A; and

WHEREAS, the total cost of the Parking Study is \$12,300 which is comprised of the following:

- Shared Parking Analysis -- \$6,800.00;
- Parking Operations Analysis -- \$5,500.00; and

WHEREAS, by Resolution 17-2020 the Authority approved the execution of a contract for the Parking Consultant (Tim Haahs & Associates, Inc) to immediately commence the Shared Parking Analysis portion of the Parking Study; and

WHEREAS, pursuant to Resolution 17-2020, the cost for the Shared Parking Analysis was to be borne solely by the Redeveloper and would be paid pursuant to an escrow agreement; and

WHEREAS, Plainfield Madison Park LLC provided Check # 3589 for (\$6800.00) for Six Thousand Eight Hundred dollars to the Authority for the cost of the Shared Parking Analysis which was deposited into the UCIA Park Madison Account on March 31, 2020; and

WHEREAS, the Authority received invoice # 12231 dated April 8, 2020 from Tim Haahs & Associates for the completion of the Shared Parking Analysis; and

WHEREAS, the Authority desires to authorize payment to the Parking Consultant for the provision of the services consistent and in accordance with this Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Members of the Union County Improvement Authority as follows:

1. The Authority hereby authorizes payment to the Parking Consultant (TimHaahs & Associates, Inc.) for providing the Shared Parking Analysis report at a cost not to exceed \$6,800.00.
2. This Resolution shall take effect immediately.



CITY OF PLAINFIELD

OFFICE OF THE MAYOR
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Adrian O. Mapp
Mayor

January 28, 2020

Daniel P. Sullivan, Executive Director
Union County Improvement Authority
1499 Routes 1 & 9 North
Rahway, New Jersey 07065

Re: TODD-West Redevelopment Project- Parking Requirements

Dear Mr. Sullivan:

I write this letter as the Mayor of the City of Plainfield to request the assistance of the Union County Improvement Authority with respect to the provision of parking for the residential component of a transformative project for the City of Plainfield's downtown. The request is for support of residential parking during evening/night-time hours at the parking facility serving the County Office building at 200 West 2nd Street.

We are working with a local redeveloper, Steven Cheung, who has undertaken some great projects in the City of Plainfield. This project, known as TODD-West, will be a landmark development in the heart of the City and would entail the construction of, among other things, a 10-story mixed-use residential, retail building that will contribute significantly to the revitalization of the City.

As you know, structured parking comes at a significant expense. We have been advised that each parking space can cost approximately \$20,000 to \$25,000. These costs cannot be recovered in most municipalities in the State of New Jersey.

Thus, we look to the Union County Improvement Authority to work with the City and Mr. Cheung to achieve a mutually acceptable arrangement for use of the County's parking garage for this development. It is my understanding that shared parking is a very efficient use of parking facilities and an effective way of balancing parking demand. The proposal includes a shared parking arrangement where 230 to 250 spaces would be available for residents of the development during evening/night-time hours and the County would be assured that parking for County Officials, State Officials, employees and clients would be available at the Parking Garage during the day.

We would also ask that you work with us related to parking rates as to avoid negatively impacting the financial feasibility of the project.

I know that you have been in conversations with various members of my staff and express appreciation for those efforts and would ask you to continue in those efforts to bring this matter to a mutually acceptable conclusion. Thank you.

Sincerely,

Mayor Adrian O. Mapp

c: Valerie Jackson, Economic Development Director